

084.0

0004

0013.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

763,600 / 763,600

USE VALUE:

763,600 / 763,600

ASSESSED:

763,600 / 763,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
103		WESTMORELAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: STROHMEIER MARK &	
Owner 2: BRANNER ALMUT	
Owner 3:	

Street 1: 103 WESTMORELAND AVENUE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: DONLAN JOHN E/EDWIGE -

Owner 2: -

Street 1: 103 WESTMORELAND AVENUE

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1970, having primarily Vinyl Exterior and 1708 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	70.	1.14	6									399,000						399,000	

IN PROCESS APPRAISAL SUMMARY

Use Code										Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101										5000.000		364,600				399,000		763,600						53015	
																				GIS Ref					
																				GIS Ref					
																				Insp Date					
																				11/01/18					



USER DEFINED

Prior Id # 1:	53015
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/30/21	04:38:08
LAST REV Date	Time
07/18/19	15:36:31
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Parcel ID 084.0-0004-0013.0

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	364,600	0	5,000.	399,000	763,600		Year end	12/23/2021
2021	101	FV	354,900	0	5,000.	399,000	753,900		Year End Roll	12/10/2020
2020	101	FV	354,900	0	5,000.	399,000	753,900	753,900	Year End Roll	12/18/2019
2019	101	FV	271,400	0	5,000.	393,300	664,700	664,700	Year End Roll	1/3/2019
2018	101	FV	271,400	0	5,000.	302,100	573,500	573,500	Year End Roll	12/20/2017
2017	101	FV	271,400	0	5,000.	285,000	556,400	556,400	Year End Roll	1/3/2017
2016	101	FV	271,400	0	5,000.	262,200	533,600	533,600	Year End	1/4/2016
2015	101	FV	265,100	0	5,000.	245,100	510,200	510,200	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DONLAN JOHN E/E	62776-105		10/11/2013		605,000	No	No		
YOUNELL MATTHEW	44486-348		1/14/2005		499,000	No	No		
HOLTZ MELANIE A	39667-346		6/24/2003		415,000	No	No		
LAURILA JAMES R	29046-347		9/1/1998	Family		No	No	F	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/1/2016	1335	Wood Dec	1,800	C				extend exist deck
5/1/2014	416	Solar Pa	8,400					
4/9/2014	322	Re-Roof	4,500					
6/19/2012	766	Manual	500					3 EXHAUST FANS
6/19/2012	765	Redo Bat	39,000					REDO 3 BATHS

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2018	MEAS&NOTICE	HS	Hanne S
6/12/2014	External Ins	PC	PHIL C
7/18/2012	Info Fm Prmt	BR	B Rossignol
11/24/2008	Meas/Inspect	189	PATRIOT
9/15/2003	MLS	MM	Mary M
4/1/2000	Inspected	270	PATRIOT
1/18/2000	Mailer Sent		
1/18/2000	Measured	264	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA

____/____/____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 05 - Garrison	1	Rating: Very Good		Full Bath: 1	Rating: Very Good		PDA.										
Sty Ht: 2 - 2 Story		A Bath: 1	Rating: Very Good	3/4 Bath:	Rating:												
(Liv) Units: 1	Total: 1	A 3QBth	Rating:	1/2 Bath: 1	Rating: Good												
Foundation: 1 - Concrete		A HBth:	Rating:	OthrFix:	Rating:												
Frame: 1 - Wood																	
Prime Wall: 4 - Vinyl																	
Sec Wall:	%																
Roof Struct: 1 - Gable																	
Roof Cover: 1 - Asphalt Shgl																	
Color: YELLOW																	
View / Desir:																	
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID				SKETCH					
Grade: C - Average				Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units 1							
Year Blt: 1970	Eff Yr Blt:			A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O								
Alt LUC:	Alt %:			Fpl: 1	Rating: Average			Other									
Jurisdct: G15	Fact: .			WSFlue:	Rating:			Upper									
Const Mod:								Lvl 2									
Lump Sum Adj:								Lvl 1									
								Lower									
								Totals	RMs: 7	BRs: 3	Baths: 1	HB: 1					
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Location:				Exterior:	No Unit	RMS	BRS	FL					
Prim Int Wal 1 - Drywall				Total Units:				Interior:	1	7	3	M					
Sec Int Wall:	%			Floor:				Additions:									
Partition: T - Typical				% Own:				Kitchen:									
Prim Floors: 3 - Hardwood				Name:				Baths:									
Sec Floors:	%							Plumbing:									
Bsmnt Flr: 12 - Concrete								Electric:									
Subfloor:								Heating:									
Bsmnt Gar:								General:									
Electric: 3 - Typical																	
Insulation: 2 - Typical																	
Int vs Ext: S																	
Heat Fuel: 1 - Oil																	
Heat Type: 3 - Forced H/W																	
# Heat Sys: 1																	
% Heated: 100	% AC:																
Solar HW: Yes	Central Vac: NO																
% Com Wal	% Sprinkled																
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:									
SPEC FEATURES/YARD ITEMS				PARCEL ID 084.0-0004-0013.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
2	Frame Shed	D	Y	1	8x12	A	AV	2016	0.00	T	2.4	101					
2	Frame Shed	D	Y	1	6x8	A	AV	2000	0.00	T	15.2	101					
More: N	Total Yard Items:													Total:			
												Total:					